



# **The Town of Hilton Head Island Regular Design Review Board Meeting**

**Tuesday, June 22, 2010**

**1:15 p.m. – Benjamin M. Racusin Council Chambers**

## **AGENDA**

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**As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 4. Presentation of the Town's Crystal Award to outgoing Chairman Marvin Caretsky**  
*A Farewell Reception in appreciation of Mr. Caretsky's six years of service to the Design Review Board will be held in Council Chambers immediately follow today's meeting.*
- 5. Approval of Agenda**
- 6. Approval of Minutes**  
Regular Design Review Board Meeting of June 8, 2010
- 7. Staff Report**
- 8. Board Business**  
Nomination and Election of New Board Officers
- 9. Unfinished Business - None**
- 10. New Business**  
Truffles Grill Terrace Addition - DR100027
- 11. Appearance by Citizens**
- 12. Adjournment**

**Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.**

**THE TOWN OF HILTON HEAD ISLAND  
REGULAR DESIGN REVIEW BOARD MEETING  
Benjamin M. Racusin Council Chambers**

**DRAFT**

**Date:** June 8, 2010

**Time:** 1:15pm

**Board Members Present:** Acting Chairman Todd Theodore, Ted Behling, Jennifer Moffett, Galen Smith and Scott Sodemann

**Board Members Absent:** Chairman Marvin Caretsky and Vice Chairman Tom Parker

**Council Members Present:** Bill Ferguson

**Present from Town Staff:** Mike Roan, Urban Design Administrator  
Richard Spruce, Plans Review Administrator  
Heather Colin, Development Review Administrator  
Kathleen Carlin, Administrative Assistant

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**1) CALL TO ORDER**

Acting Chairman Todd Theodore called the meeting to order at 1:15pm.

**2) ROLL CALL**

**3) FREEDOM OF INFORMATION ACT COMPLIANCE**

**4) APPROVAL OF THE AGENDA**

The agenda was **approved** as presented by general consent.

**5) APPROVAL OF THE MINUTES**

The minutes of the May 25, 2010 meeting were **approved** as presented by general consent.

**6) STAFF REPORT**

None

**7) BOARD BUSINESS**

A farewell celebration honoring the service of outgoing Chairman Marvin Caretsky will be held on Tuesday, June 22, 2010 immediately following the regular business meeting.

**8) UNFINISHED BUSINESS**

None

9) **NEW BUSINESS**

**Cotton Hope Painting** - DR100025

Mr. Roan introduced the project and stated its location (155-156 Dillon Road). The applicant of this multi-family complex is proposing to paint the parking lot side entry doors and handrails. Due to financial constraints, the applicant is limited to painting only this portion of the complex at this time. Eventually the applicant would like to replace all of the handrails.

Mr. Roan reviewed the elevations and presented photos of the project. Mr. Roan also circulated the color board, Sherwin Williams 6108 Latte for the handrails and Sherwin Williams 6468 Hunt Club for the entry doors. The proposed colors match the existing colors. And, while the staff would prefer to see all railing elements painted, whether visible from the street and parking lot or not; given the applicant's current situation, the staff recommends approval as submitted.

The Board discussed the project and agreed with the staff's recommendation to approve. At the completion of the discussion, Acting Chairman Theodore requested that a motion be made.

Mr. Behling made a **motion** to **approve** the Cotton Hope Painting application as presented by staff. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 5-0-0.

**Paulie's Pizza** - DR100026

Mr. Roan introduced the project and stated its location (1034 William Hilton Parkway). The applicant is proposing to renovate the building formerly occupied by Prescott Seafood. The applicant is proposing to provide a new roof, new entrance foyer, new outdoor eating deck with trellis, and a new service yard fence.

The applicant is proposing to demolish the existing roof, the existing exterior stair, the existing roof over the remaining exterior stair, and the existing service yard fence. The staff believes that the addition of the roof is a big improvement to the existing building (improves the "big box" appearance). The proposed building materials are primarily stucco with wood / composite elements.

The staff believes that the back element is lacking, although the detail added mirrors the efforts of the recently renovated bank building located next door to this project. The removal of the roof along the entry is improved nicely with the roof form over the reconfigured entry and new trellis over the outdoor seating area. Staff recommends that the overhang be deepened slightly. Some attempt might also be made to soften the larger box element at the rear of the building.

Mr. Roan reviewed the proposed elevations, the floor plans, and the roof detail. The staff believes that the front roofed portion into the unroofed rear portion could be deepened a little. Mr. Roan discussed the functioning windows/faux windows at the street elevation. Some detail at the first floor on the street elevation might break up the façade and give the building a more human scale at ground level.

The green railing and fence might complement the building more in colors selected for the building and the trim rather than the roof. Most of the green fences that have been approved previously blended into a natural setting whereas most service yards are reviewed to blend with the structure.

The applicant did not submit a landscape plan with today's submission. The staff would like to see a landscape plan; however, they would recommend approval of the building separately, with a landscape plan to be submitted and approved at a later date.

Mr. Roan described an existing specimen live oak tree located at the entry elevation of the building. The applicant has stated that they will preserve this tree. The Board and the staff discussed the elevations, the floor plan, and the color board. After this discussion, Acting Chairman Theodore requested that the applicant make his presentation.

Mr. Kevin Granier, KRA Architects, presented statements in support of the application. The applicant reviewed elevation and floor plan details, architectural elements, the service yard, the landscaping, and the fence. The Board stated that the proposal is a great improvement to the existing site.

Mr. Joe Highsmith, co-owner of the property, presented statements with regard to the fencing and the service yard. At completion of the applicant's presentation and discussion by the Board, Acting Chairman Theodore requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the Paulie's Pizza application with the following conditions: (1) the applicant shall provide a complete landscaping plan; (2) the applicant shall re-study the fence to work accordingly with the landscape plan. Ms. Moffett **seconded** the motion and the motion **passed** with a vote of 5-0-0.

**11) APPEARANCE BY CITIZENS**

None

**12) ADJOURNMENT**

The meeting was adjourned at 2:00pm.

Submitted By:

Approved By:

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Kathleen Carlin  
Administrative Assistant

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Todd Theodore  
Acting Chairman

# DESIGN TEAM/ DRB COMMENT SHEET

*The comments below are staff recommendations to the Design Review Board (DRB),  
and do not constitute DRB approval or denial*

PROJECT Truffles Grill

DRB# DR100027

DATE 6/22/2010

RECOMMEND ☒ X  
APPROVE

RECOMMEND ☐  
APPROVE W/COND.

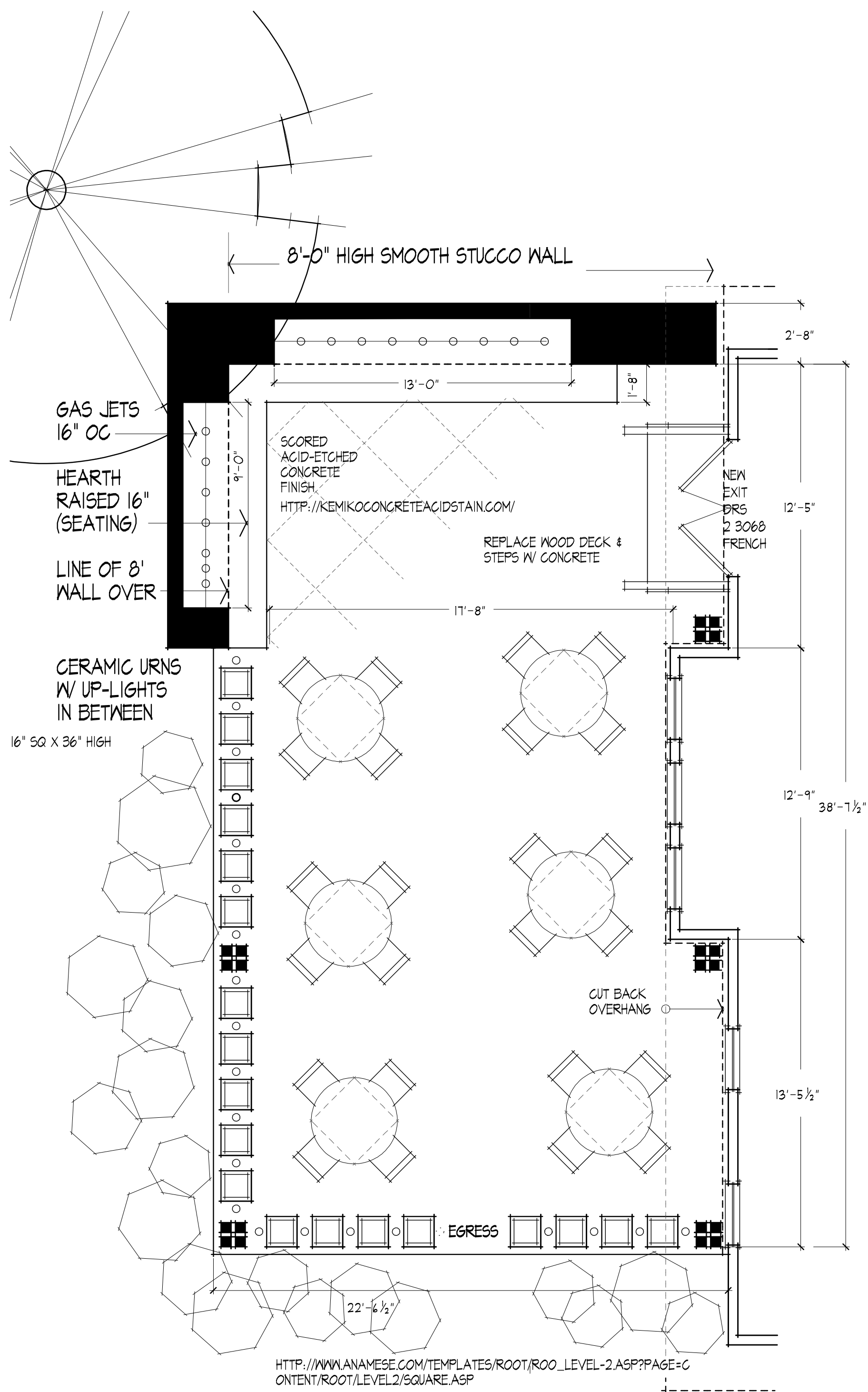
RECOMMEND ☐  
DENY

## ARCHITECTURAL/ LANDSCAPE ARCHITECTURE DESIGN/ NATURAL RESOURCES

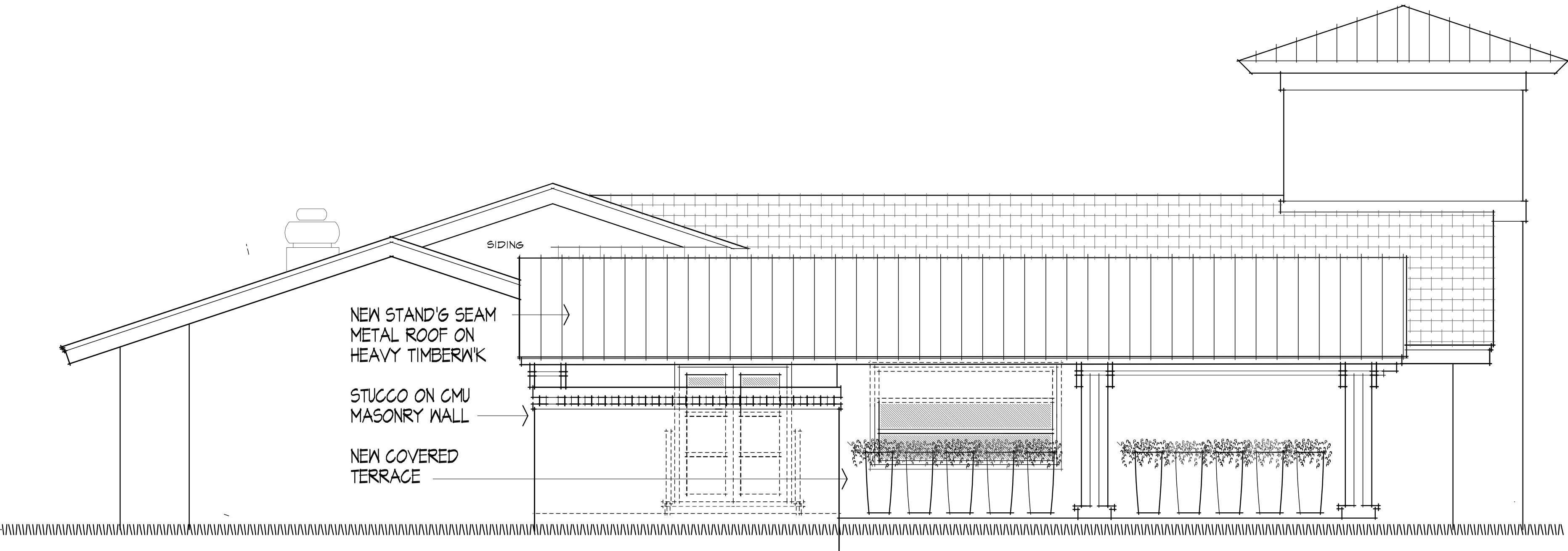
- Existing foundation plantings at the restaurant building should be continued on the solid walled sections at the west and north of the addition
- The photo shows what appears to be a very large oak tree adjacent to the new terrace. How will this tree (roots, trunk and canopy) be affected by the proposed addition?
- Will the tree have to be pruned to accommodate the eave or new roof line? If so, how much?

*Follow up: The applicant and agent state that the existing tree will remain unaffected and the limits of the expansion fall within the limits of the existing asphalt pad at the west of the building. The tree location and approximate canopy are shown on the plan*

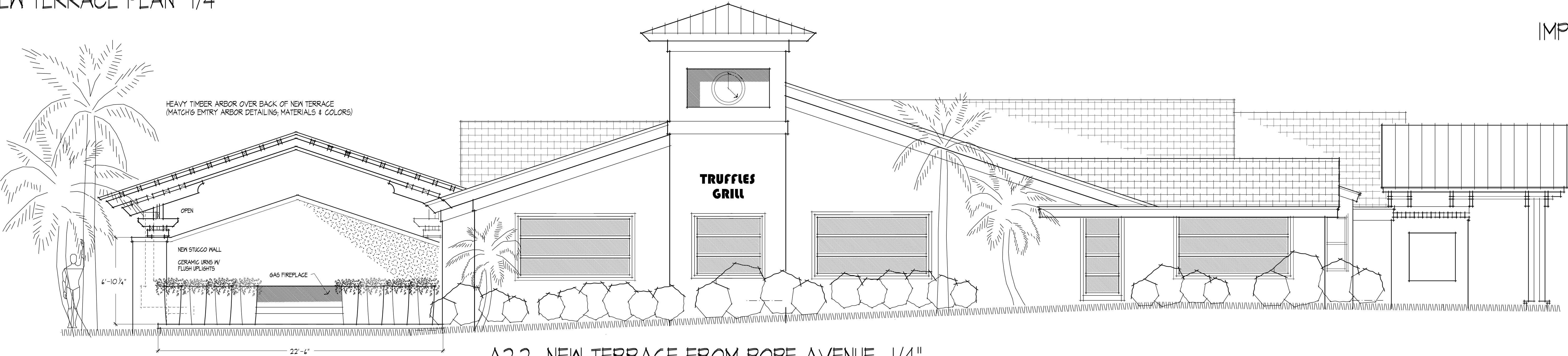
DESIGN GUIDE/LMO CRITERIA	COMPLIES YES/NO/N/A	COMMENTS OR CONDITIONS
Structure is designed to be appropriate to the neighborhood		
Promotes pedestrian scale and circulation		
Design is unobtrusive and set into the natural environment		
Utilizes natural materials and colors		
Avoids distinctive vernacular styles		
Design is appropriate for its use		
All facades are have equal design characteristics		
Avoids monotonous planes or unrelieved repetition		
Has a strong roof form with enough variety to provide visual interest		
Minimum roof pitch of 6/12		
Overhangs are sufficient for the façade height.		
Forms an details are sufficient to reduce the mass of the structure		
Human scale is achieved by the use of proper proportions and architectural elements		
Utilizes a variety of materials, textures and colors		
Incorporates wood or wood simulating materials		
Windows are in proportion to the facade		



A2.1 NEW TERRACE PLAN 1/4"



A2.3 WEST ELEVATION 1/4"



A2.2 NEW TERRACE FROM POPE AVENUE 1/4"

EXTERIOR  
IMPROVEMENTS  
TERRACE



RESTAURANT  
Truffles Grill  
Lot # 11  
Pope Ave Exec Park  
POPE AVE MALL

OWNER:  
BEALL LAND, LLC  
PO BOX 304  
HILTON HEAD, SC 29928

CONTRACTOR:  
TO BE DETERMINED  
HILTON HEAD, SC 29928  
TEL 843

SITE PLAN  
1/4" roof @ 3/32"  
over survey  
terrace addition

PROJECT FILE:  
Truffles on Page 2.doc

SUBMITTALS:  
ARB  
ARB  
ARB

BLDG PERMIT: \_\_\_\_\_

REVISIONS:

1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____

ISSUE: 4/3/2010

PRICING \_\_\_\_\_

BIDDING \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

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SHEET: \_\_\_\_\_ OF: \_\_\_\_\_

A.I.



EXISTING SITE CONDITIONS:

